



**1 bedroom  
First Floor  
located in  
Stanway.**

**Guide Price  
£140,000 - £160,000**

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**JOHN ALEXANDER**  
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# Sandmartin Crescent Stanway Colchester CO3 8WZ



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £140,000 TO £160,000\*\*\*

John Alexander to please to present a charming property. Nestled within the sought-after Lakelands development in Stanway, this beautifully maintained one-bedroom first-floor apartment offers exceptional convenience. Ideally located near Stane and Tollgate Retail Parks, with easy access to the A12 and just a short drive from the vibrant City Centre.

### STEP INSIDE

The accommodation begins with communal entrance halls with stairs to the first floor and internal door to the entrance hall to the apartment. The entrance hall has doors to the living room, bedroom, bathroom and storage cupboard.

The living room is an ample size reception room 4.22m x 3.33m (13'10" x 10'11") with double glazed window to rear and a door to the kitchen.

The kitchen has been stylishly fitted with a range of cupboards and drawers with worksurfaces over including an inset sink with drainer and mixer taps over and an integrated gas hob with extractor fan over, there is a built in electric oven and spaces and plumbing for further appliances. The kitchen benefits from spotlights over, tiled splashbacks and tiled flooring.

The bedroom is a double bedroom 3.02m x 2.89m (9'11" x 9'6") with double glazed window to rear and built in double wardrobes.

The family bathroom has been stylishly modernised

incorporating a 3 piece suite including a panelled bath with shower attachment and glass shower guide over, low level w.c and wash hand basin inset in a vanity storage unit, the room is fully tiled and has an extractor fan.

### STEP OUTSIDE

An allocated parking space ensures convenient and hassle-free parking right at your doorstep, providing ease of access at any time.

In addition, the property includes a dedicated shed, offering ample storage space for your bikes, tools, or seasonal equipment, keeping your living areas uncluttered and organized.

The communal garden is a true highlight, offering a beautifully maintained outdoor space perfect for relaxation and social gatherings.

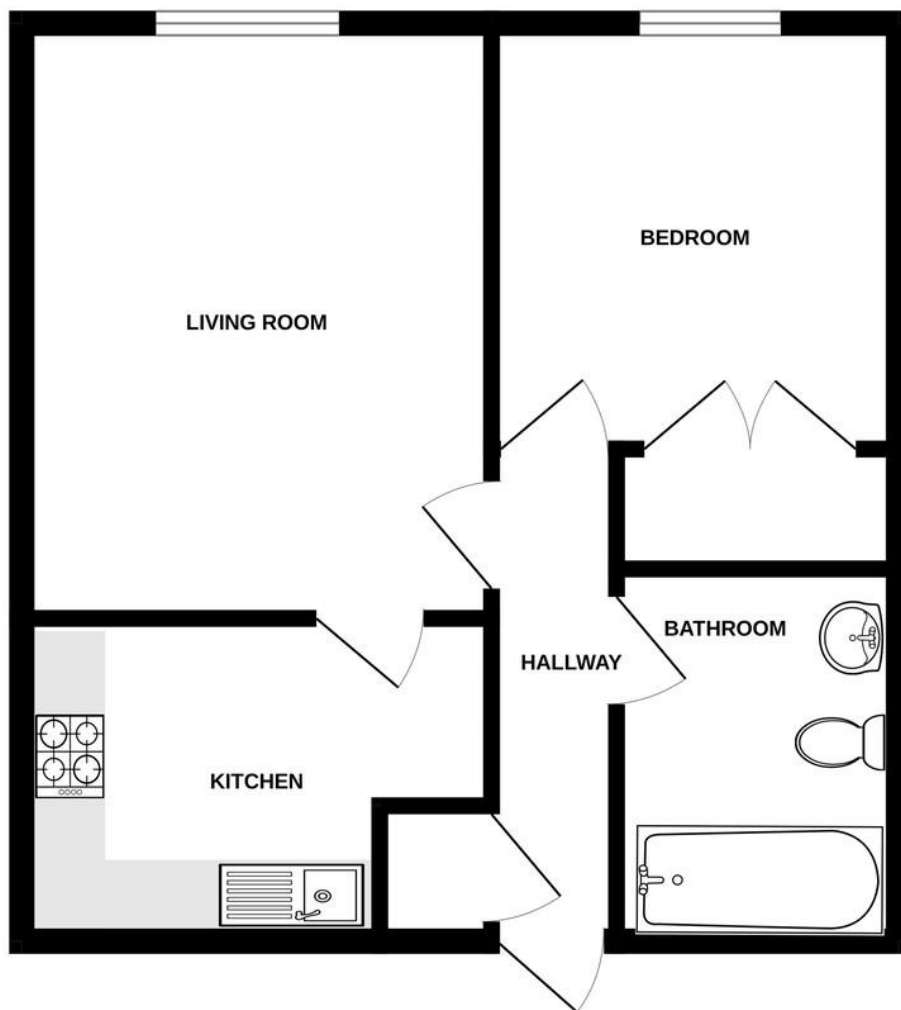
### THE LOCATION

The property is ideally located just steps away from the lake, nestled in the heart of the development. It's also only a short walk from the Lakeland Community Centre, offering both scenic beauty and convenient access to local amenities. It offers easy access to Tollgate Retail Park, featuring various national retailers such as a Sainsbury's superstore, petrol station, Costa Coffee, and Next. . Highly regarded Stanway secondary and primary schools are within walking distance. For commuters, the A12 dual carriageway and Marks Tey mainline station, with direct connections to London Liverpool Street, are just a short drive away.



## FLOORPLAN

### FIRST FLOOR



## DIRECTIONS

### CONTACT

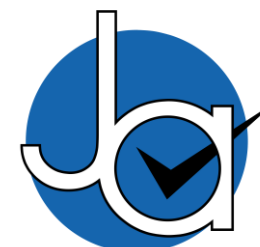
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